

Westfield-Washington Advisory Plan Commission held a meeting on Monday, September 17, 2012 scheduled for 7:00 PM at the Westfield City Hall.

**Opening of Meeting: 7:00 PM**

**Roll Call:** Note Presence of a Quorum

**Commission Members Present:** Dan Degnan, Steve Hoover, Ken Kingshill, Bill Sanders (7:05), Bob Spraeetz, Charles Lehman, Danielle Tolan, and Cindy Spoljaric

**City Staff Present:** Kevin Todd, Senior Planner; Ryan Clark, Planner; and Brian Zaiger, City Attorney.

Todd reviewed Public Hearing Rules of Procedure.

**ITEMS OF BUSINESS**

Case No.	1209-PUD-10
Petitioner	Beazer Homes of Indiana, LLP
Description	Keeneland Park PUD; SW Corner of Springmill Road and 169 <sup>th</sup> Street; Petitioner requests a change in zoning on approximately 72 acres from the SF-2 District to the Keeneland Park PUD.

Clark introduced the petition, stating that the project will include two separate lot sizes as well as six different home elevation types, a park, and a trail connection to the Maple Knoll PUD.

Mr. Jon Dobosiewicz, Nelson & Frankenberger, presented further details of the project, stating that there are 185 lots and two points of access – one off of Springmill Road and one off of 169<sup>th</sup> Street. He discussed lot sizes, planned open space of 15%, and the six proposed architectural styles which include such items as multiple siding materials, mixture of roof systems, window trims, window grids, front doors, and garage door treatments. He also discussed landscaping and buffering, including lots abutting Maple Knoll. He talked about amenities and connection to the trail system in Maple Knoll.

Kingshill stated that he would be looking for a commitment that a certain percentage of homes will be of different architectural themes.

Dobosiewicz responded that the concern will be addressed in the next revision of the PUD Ordinance.

Sanders asked what the width of the pipeline easement is as it passes through the property as a whole.

Dobosiewicz responded fifty feet.

A Public Hearing opened at 7:26 p.m.

Mr. Ben Miller expressed concern about the tree line along the south edge of the parcel and making sure it stays and is maintained.

The Public Hearing closed at 7:28 p.m.

In responding to public hearing comments, Dobosiewicz stated the tree line, to the extent possible, will be preserved.

Spoljaric asked about the plans for the existing structures on the property.

Dobosiewicz discussed the existing structures on the site, which include two single family residences and some outbuildings. He stated that the home will remain and incorporated into the design of the subdivision and the other structures will be removed.

Hoover stated his support of the trail extension and connection to Maple Knoll.

**ADJOURNMENT** (7:40 p.m.)

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President, Robert Smith, Esq.

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Vice President, Daniel Degnan

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Secretary, Matthew S. Skelton, Esq.